

001.0

0002

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
910,000 / 910,000  
910,000 / 910,000  
910,000 / 910,000

APPRAISED:

USE VALUE:

ASSESSED:



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74-76		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JANIS DONNA M	
Owner 2:	
Owner 3:	
Street 1: 76 MASS AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

Owner 1: JANIS DONNA M	
Owner 2:	
Owner 3:	

Street 1: 76 MASS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

Owner 1: JANIS DONNA M/FLIONIS MICHAEL -	
Owner 2: DENMAN NANCY L -	

Street 1: 76 MASS AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains 5,306 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2434 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	5306	Sq. Ft.	Site	0	80.	0.93	1				Med. Tr	-15					393,844						393,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5306.000	516,200		393,800	910,000		411
Total Card	0.122	516,200		393,800	910,000	Entered Lot Size	GIS Ref
Total Parcel	0.122	516,200		393,800	910,000	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	373.87	/Parcel: 373.8	Land Unit Type:	Insp Date
							01/29/09

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,300	0	5,306.	393,800	910,100	910,100	Year End Roll	12/18/2019
2019	104	FV	385,400	0	5,306.	418,500	803,900	803,900	Year End Roll	1/3/2019
2018	104	FV	385,400	0	5,306.	305,200	690,600	690,600	Year End Roll	12/20/2017
2017	104	FV	361,800	0	5,306.	265,800	627,600	627,600	Year End Roll	1/3/2017
2016	104	FV	361,800	0	5,306.	226,500	588,300	588,300	Year End	1/4/2016
2015	104	FV	322,800	0	5,306.	221,500	544,300	544,300	Year End Roll	12/11/2014
2014	104	FV	322,800	0	5,306.	182,200	505,000	505,000	Year End Roll	12/16/2013
2013	104	FV	335,700	0	5,306.	173,300	509,000	509,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANIS DONNA M/F	51651-177		9/4/2008	Family		1	No		
JANIS DONNA M	48741-246		12/28/2006	Family		99	No	No	
FLIONIS ADAM J	44114-172		11/17/2004		550,000	No	No	N	
FILIONIS ADAM/E	30994-457		12/24/1999	Convenience		No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2019	1589	Siding	18,320	C				#76 bath remodel
4/5/2016	385	Redo Bat	12,000					
5/27/2015	569	Re-Roof	3,250					
6/3/2014	578	Alterati	12,000					
12/9/2010	2390	Redo Kit	3,000					KIT REPAIRS
12/1/2009	1213	Manual	12,850					
4/8/2008	328	Manual	7,500		G9	GR FY09		strip/re-shingle 2
3/26/2008	276	Manual	8,500					repair first floor
11/10/2005	1068	Redo Kit	17,000		G7	GR FY07		KIT & BTH REMOD
6/6/2005	521	Manual	12,650					replace beams

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

1 of 1  
CARDResidential  
ARLINGTONAPPROVED:  
USE VALUE:  
ASSESSED:910,000 / 910,000  
910,000 / 910,000  
910,000 / 910,000

140!

PRINT  
Date Time  
12/10/20 15:55:59LAST REV  
Date Time  
02/27/20 10:56:15  
danamASR Map:  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

40

Patriot Properties Inc.

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Very Good											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:											
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREY	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:											
<b>GENERAL INFORMATION</b>				OthrFix:	Rating:													
Grade: C - Average				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1										
Year Blt: 1914	Eff Yr Blt:			Kits: 1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O											
Alt LUC:	Alt %:			A Kits: 1	Rating: Very Good	Other												
Jurisdct: G12	Fact: .			Fpl:	Rating:	Upper												
Const Mod:				WSFlue:	Rating:	Lvl 2												
Lump Sum Adj:				<b>CONDOS INFORMATION</b>				Lvl 1										
<b>INTERIOR INFORMATION</b>								Lower										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster			Location:					Totals	RMS: 11	BRs: 4	Baths: 1	HB					
Sec Int Wall:			Total Units:															
Partition: T - Typical			Floor:															
Prim Floors: 2 - Softwood			% Own:															
Sec Floors:			Name:															
Bsmnt Flr: 12 - Concrete			<b>DEPRECIATION</b>															
Subfloor:			Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRs	FL								
Bsmnt Gar:			Functional:			Interior:	1	6	2									
Electric: 3 - Typical			Economic:			Additions:	1	5	2									
Insulation: 2 - Typical			Special:			Kitchen:												
Int vs Ext: S			Override:			Baths:												
Heat Fuel: 1 - Oil			Total:		18.6	Plumbing:												
Heat Type: 3 - Forced H/W			<b>CALC SUMMARY</b>				Electric:											
# Heat Sys: 2							Heating:											
% Heated: 100							General:											
Solar HW: NO							Totals				2	11	4					
% Com Wall																		
% Sprinkled:																		
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:	Color:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 001.0-0002-0003.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:								Total:				